

CRAG FOOT BARN

£695,000

Hutton Roof, LA6 2PG

In a private and elevated position at the foot of Hutton Roof Crag and enjoying stunning far-reaching views, a detached stone and slate barn conversion with beautiful landscaped gardens.

Extended and further enhanced since the current owners' purchase in 2007, the well-presented, light-filled accommodation offers an entrance hall, utility/laundry room, living/dining kitchen with direct access to the garden, two ground floor bedrooms, shower room, a generous first floor sitting room, principal bedroom with en suite shower room, fourth bedroom and house bathroom. Private parking for three cars and delightful, landscaped gardens with seating terrace, shrub, trees, orchard, works area and a large workshop/ summerhouse. In all, c. 0.19 acres (0.08 hectares).

This really is a must see - a wonderful family home in a sought-after and accessible village, close to Kirkby Lonsdale, road and rail links.





Welcome to **CRAG FOOT BARN**

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Surrounded by picturesque open countryside, **Hutton Roof** is a sought-after and attractive linear village with an excellent active community. There are a good selection of walks readily available direct from the house and of particular note is Hutton Roof Natural Nature Reserve and Hutton Roof Crag, a Site of Special Scientific Interest and part of the Morecambe Bay Pavements, Special Area of Conservation where much of the limestone pavement is to be found on Hutton Roof Crag and the neighbouring Farleton Knott. A popular event in the village is the annual Hutton Roof Fell Race and Country Fair.

The village is situated near to the award-winning market town of **Kirkby Lonsdale** (2.9 miles) The town offers a good range of local facilities, an abundance of independent shops, Post Office, restaurants, cafes and pubs, churches, a weekly market, doctor's and dentists' surgeries, an opticians as well as branches of Boots Chemist and Booths supermarket.

Burton-in-Kendal (3.7 miles) also offers a small selection of local facilities, two pubs, a village hall and church.

Further afield, **Carnforth** (8.1 miles), **Kendal** (11.1 miles) and **Lancaster** (14.8 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

When it comes to schooling, there is a primary and secondary school in Kirkby Lonsdale with a school bus service direct from the village. There is also a primary school at Burton-in-Kendal and a secondary school at Milnthorpe (Dallam). Independent schools are at Sedbergh (with the Preparatory School at Casterton), Windermere and Giggleswick.

For those keen on outdoor pursuits, could there be a better placed village? The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape is all on your doorstep. The perfect natural playground for walkers, runners, climbers, cavers, potholers, cyclists, horse riders, wild swimmers and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are close by.

For travelling further afield....

By car - access to the M6 is at J36 (5.8 miles). For travelling east/west, the A65 is 2 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (9.2 miles) or Lancaster (15.4 miles) with direct trains to all major cities. Historic Carnforth Train Station (8.1 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for jetting off - Leeds Bradford (53.7 miles), Manchester Airport (74.8 miles) and Liverpool Airport (79.9 miles).

To find the property - travelling from Kirkby Lonsdale on the A65 turn off the main road opposite Queen Elizabeth School signposted Hutton Roof and Burton. Proceed through the hamlet of Low Biggins and continue on the country lane. At the 'T' junction, turn right and proceed past the sawmills. Turn first right signposted Hutton Roof and Lupton. Proceed through the village and turn left onto Crag Lane, a single track lane. Proceed to the end of the lane and private parking can be found on the right.

A more direct route is from the A65, head west onto Pit Lane, turn right onto Gallowber Lane, which becomes Mill Lane and turn left at the 'T' junction. Turn immediately right onto Crag lane and proceed as above.

What3words reference: [///acoustics.sending.downcast](https://www.what3words.com/?acoustics.sending.downcast)







An impressive barn conversion with stunning far-reaching views

As the property name suggests, Crag Foot Barn sits in a private, elevated position at the foot of Hutton Crag and commands the most splendid easterly views across the garden to the Barbon Fells and the Howgills as well as southerly views across open countryside to the village and towards the Trough of Bowland.

Immaculately presented and extremely welcoming, this detached, stone and slate barn conversion has been extended and enhanced further since the current owners' purchase in 2007 to create a fabulous family home. It's light and bright with big windows and glorious views from most of the rooms and enjoys generous, sun-filled and sociable spaces with a GIA of 1986 sq ft (184.5 sq m).

The gardens are a true delight too - more of that below!

Let us take you on a tour...

Ground floor

Come on in to the light and bright **entrance hall** with bench seating, glazed door, skylight and elevated window. Off here, is a **utility/laundry room** with cloaks area, sink unit and under counter space for a washing machine and tumble dryer.

An arch with feature stone leads into an **open plan living/dining kitchen**. The kitchen is fitted with base and wall units, granite worktops, breakfast bar and integral appliances including a Rangemaster stove with induction hob, dishwasher and fridge/ freezer. The living/dining area is triple aspect with a glazed door as well as glazed sliding doors out to the garden and terrace and south facing windows, all of which allow natural light to flood in.

Also off the hall are two double bedrooms: **bedroom 3** has a glazed door and windows either side looking into the garden and could be used as a study/home office/hobby room and **bedroom 4** is fitted with a range of built-in wardrobes to one wall. To service the two bedrooms, there is a contemporary three piece shower room.

First floor

The staircase leads to the wonderful, **triple aspect sitting room** with ceiling beams, exposed stonework to one wall and a wood burning stove on slate hearth.

There are two first floor double bedrooms and a three piece **house bathroom**. The dual aspect **principal bedroom** is open to the apex and has built-in wardrobes. There are two main windows giving stunning views of the Yorkshire Dales and Bowland Fells, a skylight window, as well as a four piece **en suite shower room**. **Bedroom 2** has a stained and leaded internal window and a picture window perfectly framing the view.

Also off the sitting room is an **airing cupboard** with hot water cylinder and access to the part-boarded **loft** with power, light and a pull-down ladder.

Outdoor space

There is **private parking** open to the lane for two cars and a third gated space.

Whether you like to dig, potter or just simply enjoy, **mature, well-kept landscaped gardens** are to the front of the property. From the parking area, a wrought iron gate and wooden arch covered with rose, clematis and honeysuckle (and providing an ever changing aroma throughout the spring and summer) leads to the side entrance. A second wrought iron gate leads directly into the garden.

A large **seating terrace** runs the full length of the house and is the perfect spot for al fresco dining and to unwind and enjoy the garden and spectacular views.

The garden has lawns, a wood store and is bursting with shrubs, spring bulbs, planted beds, trees and fruit trees including a katsura, maple, laburnum, rowan, mock orange, serviceberry, apple, Victoria plum, damson and pear. There is also blackcurrant, gooseberry and rhubarb.

A gravel path with circular terrace winds down to a large **workshop/summerhouse** with power and light. A clematis trails above the double doors and there is a second circular seating terrace.

To complete the picture is a screened **works area** with **raised vegetable bed**.

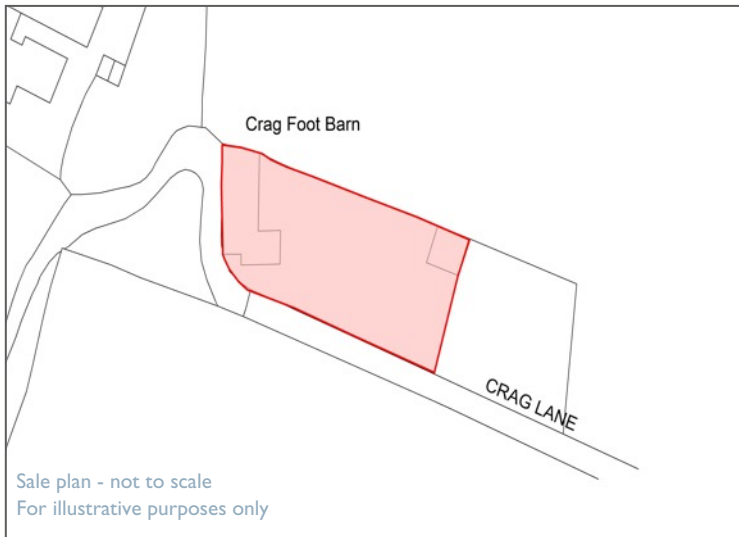
In all, c. 0.19 acres (0.08 hectares).



Services and specifications

- Mains electricity and water
- Private drainage to a compliant septic tank located within the property's boundaries
- LPG central heating
- Hot water provided by LPG heating system and solar tubes
- Wood burning stove in the sitting room
- Underfloor heating in the ground floor shower room
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- uPVC double glazed windows and doors
- Oak internal doors
- Oak flooring to the first floor sitting room and bedrooms
- Original roof replaced in 2021, guaranteed with Kendal Quality Roofing
- Kitchen designed and fitted by Atlantis Kitchen of Kendal
- Built-in wardrobes in bedroom 4 by H M Craftsman of Ingleton
- Ground floor shower room by Billington Design of Kendal
- Remote controlled skylight blind to principal bedroom
- External water tap
- External power point
- External lighting
- Security alarm





The finer details

Council Tax

Crag Foot Barn is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale: curtains, blinds, light fittings (except the fitting in the entrance hall) and white goods (except the freestanding washing machine and dryer)
- Freehold, with vacant possession on completion
- The property is accessed directly from Crag Lane, a public highway/footpath
- There is an easement across part of the garden for United Utilities to access the neighbouring field.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 184.5 sq m / 1986 sq ft

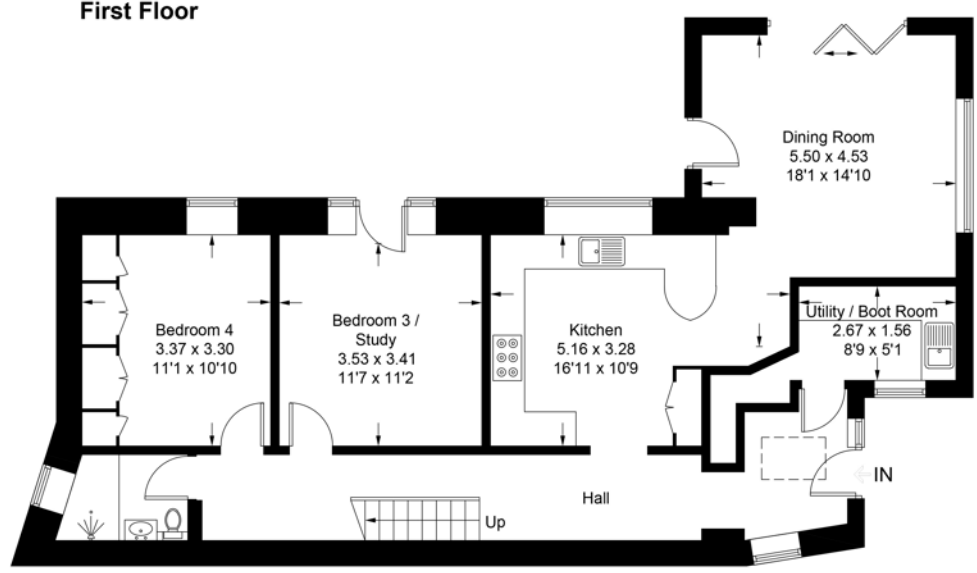
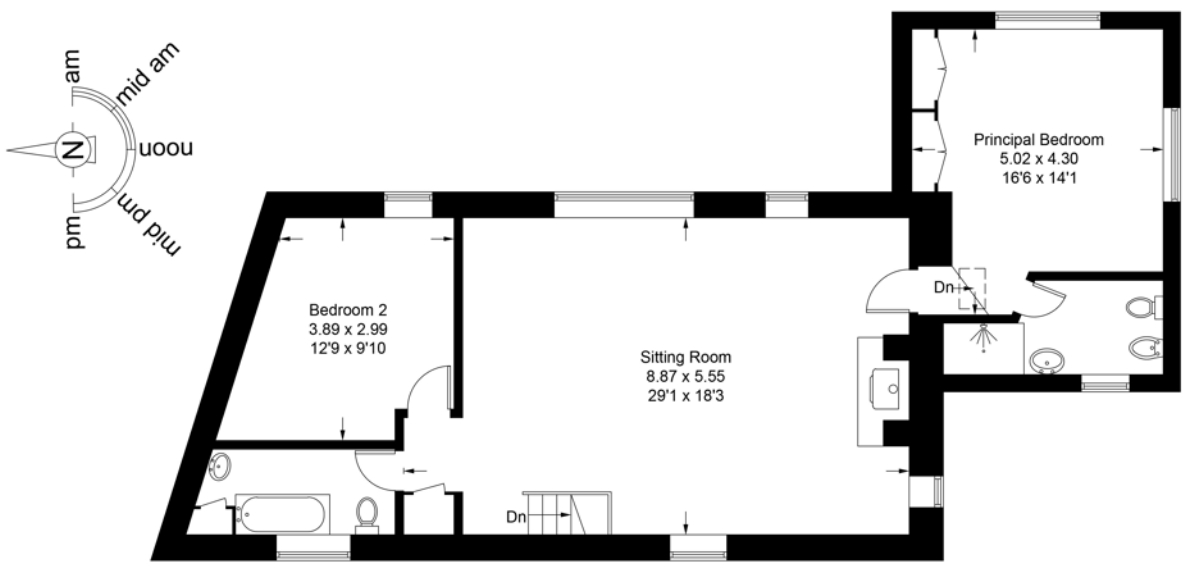


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286261)

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | 62 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc4u.com

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